

**DESIGN REVIEW COMMITTEE MEMORANDUM**

DATE: December 18, 2019  
ITEM: No. 1 -1:30 pm  
FROM: Claudette Diaz, Project Planner

SUBJECT: File No.: **PLP19-0006**; Design Review for two new industrial “shell” buildings  
Applicant: 21033 Westwind LLC  
Address: 3550, 3580 North Laughlin Road and 1760 Copperhill Road, Santa Rosa  
APN(s): 059-370-026, 059-370-027, 059-370-028

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**Request**

Request for Preliminary Design Review for the construction of two new industrial “shell” buildings, buildings “K” and “L/M”. The proposed buildings would be approximately 70,358 square feet in size (Building K) and 142,260 square feet in size (Building L/M). On-site improvements include paved parking and circulation areas, exterior lighting, and landscaping. The site located on a mainly undeveloped site within the Airport Industrial Specific Plan area, located at 3550, 3580 North Laughlin Road and 1760 Copperhill Road, Santa Rosa, APN 059-370-026, 059-370-027, 059-370-028 (059-370-026 and 059-370-027 to be merged).

This Planning Project consists of two applications: a Lot Line Adjustment and Design Review. The LLA will result in the reconfiguration of three parcels to allow for the two buildings to meet development standards.

Parcel is zoned MP (Industrial Park) B6 2AC AVG (Two acre average density), VOH (Valley Oak Habitat).

**Background**

The Westwind properties have undergone several revisions since the original proposal within the proposed parcels. DRH00-0008 was previously approved for five buildings on the adjacent parcels. The project was subsequently modified and approved by the Design Review Committee for six buildings, totaling the same square footage as the original proposed buildings. DRH00-0009 was approved for four office/industrial buildings within the Cassiopeia subdivision (MJS02-0003). The colors, materials, and design generally mimic what was previously approved in DRH00-0008.



### Design Scope

- The Zoning Code requires a minimum of 1 bicycle space per 5 automobile spaces and 1 parking space per 2,000 square feet of gross building floor area. Building K requires a minimum of 7 bicycle spaces and 35 automobile parking spaces. Building K will provide 83 parking spaces, including: 4 accessible spaces, 5 electric vehicle spaces, 8 clean air vehicle spaces, and 22 bicycle storage spaces on the north, east, and south sides of the building.
- Building L/M requires a minimum of 80 automobile parking spaces and 14 bicycle spaces. Building L/M will provide 285 parking spaces, including: 8 accessible spaces, 18 electric vehicle spaces, 23 clean air vehicle spaces, and 72 bicycle storage spaces on the north, west, and south sides of the building.
- Access will be taken from five project driveways, two on Copperhill Road and three on North Laughlin Road. Interior drive aisles will be two-way and 25 feet wide, providing sufficient emergency vehicle access.
  - Delivery and trash vehicles will enter the project site via Copperhill Parkway. All loading and unloading will occur off-street with designated areas within parking lot.
- Trash will be stored in appropriately sized containers with enclosures.
- Building K includes 2 loading docks.
- Building L/M includes 3 loading docks.
- Associated landscaping coverage for Building K is approximately 28 percent, which meets the required 20 percent landscaping coverage required by the Specific Area Plan.
- Associated landscaping coverage for Building L/M is approximately 42.5 percent, which meets the required 20 percent landscaping coverage.

### Discussion

- The neighboring parcel is located 3 feet from the associated parking for Building L/M. The Zoning Code (Sec. 26-44-030) for Industrial Park Districts require the following parking requirements:
  - *Off-street parking may be located in a required side or rear yard provided that it is separated from the side lot by a minimum five foot (5') landscaped area. This requirement may be deleted by the design review committee in the case of a rear yard.*
- The proposed material for the exterior of both buildings is metal. The Specific Area Plan requires the following:
  - *Buildings shall be of either reinforced concrete or steel or wood frame construction. Prefabricated metal buildings shall not be permitted unless an exception is made by the design Review Committee based on the meritorious design.*



### Recommendation

Staff recommends the Design Review Committee considers and provides preliminary feedback to the applicant regarding the following, and delegate final design review approval to Staff:

- Building design, materials, and colors
- Exterior lighting
- Landscaping plans
- Site design including access, circulation, exterior lighting, and landscaping setback requirements

### Attachments

1. ☒ Applicant Statement
2. ☒ Prior Record of Action
3. ☒ Materials and Color Samples
4. ☒ Assessor's Parcel Map
5. ☒ Project Plans
6. ☒ Photos



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